Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Stockbridge

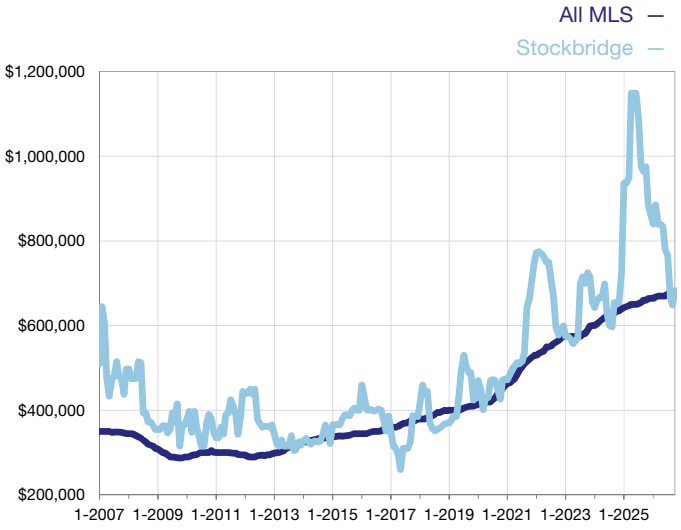
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	22	**38**	+ 72.7%
Closed Sales	2	**8**	+ 300.0%	19	**35**	+ 84.2%
Median Sales Price*	$862,500	**$733,500**	- 15.0%	$895,000	**$695,000**	- 22.3%
Inventory of Homes for Sale	19	**19**	0.0%	--	--	--
Months Supply of Inventory	7.1	**4.9**	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	135	**64**	- 52.6%	64	**101**	+ 57.8%
Percent of Original List Price Received*	98.8%	**96.5%**	- 2.3%	100.5%	**95.1%**	- 5.4%
New Listings	4	**2**	- 50.0%	44	**47**	+ 6.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

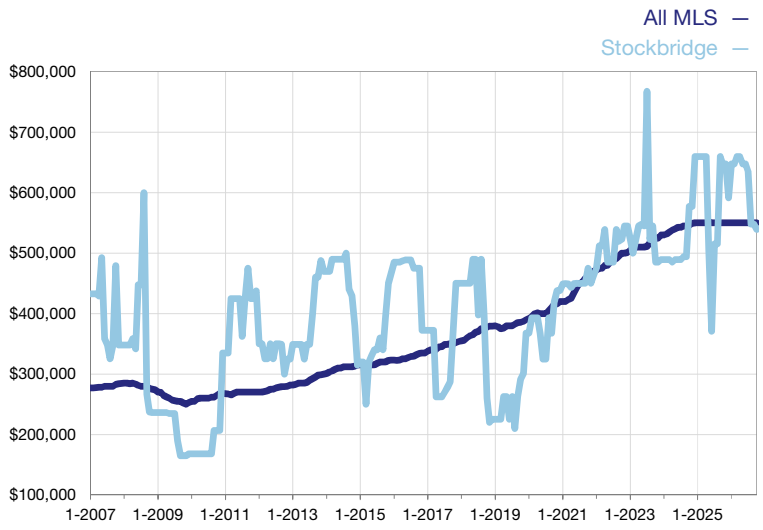
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	11	**7**	- 36.4%
Closed Sales	3	**0**	- 100.0%	7	**7**	0.0%
Median Sales Price*	$635,000	**$0**	- 100.0%	$635,000	**$530,000**	- 16.5%
Inventory of Homes for Sale	4	**2**	- 50.0%	--	--	--
Months Supply of Inventory	2.5	**1.3**	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	59	**0**	- 100.0%	87	**130**	+ 49.4%
Percent of Original List Price Received*	101.6%	**0.0%**	- 100.0%	98.5%	**98.1%**	- 0.4%
New Listings	0	**0**	--	13	**8**	- 38.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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